

CITY OF NEWTON

IN CITY COUNCIL

ORDERED:

That the City Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to further extend the nonconforming floor area ratio (FAR), as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Richard Lipof:

1. The proposed expanded single-family dwelling with an increased nonconforming FAR of 0.57, where 0.49 exists and 0.38 is the maximum allowed by-right, would not be substantially more detrimental than the existing nonconforming structure is to the neighborhood given the proposed additions would have limited or no visibility from nearby dwellings and public rights of way. (§7.8.2.C.2)

PETITION NUMBER: #142-23

PETITIONER: Akinobu and Naoko Itoh

LOCATION: 46 Valley Spring Road, Ward 7, on land known as Section 72, Block 39, Lot 02, containing approximately 10,000 sq. ft. of land

OWNER: Akinobu and Naoko Itoh

ADDRESS OF OWNER: 46 Valley Spring Road
Newton, MA 02459

TO BE USED FOR: Single-family dwelling

RELIEF GRANTED: Special permit per §7.3.3 to further extend nonconforming FAR (§3.1.3, §3.1.9, §7.8.2.C.2)

ZONING: Single Residence 2

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this Special Permit/Site Plan Approval shall be located and constructed consistent with the following plans:
 - a. A site plan entitled "Plan of Land in Newton, MA, 46 Valley Spring Road, Proposed Additions," prepared by Everett M. Brooks Co., dated January 17, 2023, as revised through May 15, 2023, signed and stamped by Bruce Bradford, Professional Land Surveyor on May 15, 2023.
 - b. Architectural plans entitled "Itoh/ Ono Residence. 46 Valley Spring Rd. Newton, MA," prepared by Entasis PC, Jay C. Walter, AIA, dated February 15, 2023, consisting of the following sheets:
 - i. A-11 Exterior Elevations
2. The Petitioner shall do the following to remediate pest and rodent activity:
 - a. Prior to issuance of any demolition or building permit, the Petitioner, at its sole cost and expense, shall hire a licensed Pest Control Operator to assess the property for pest and rodent activity and develop and implement a pest remediation action plan to eliminate the activity and prevent off-site migration. The plan shall include the target pest, the methods for eliminating activity, and plan for preventing pest migration off-site during demolition and construction.
 - b. A copy of the Pest Control inspection report and the remediation action plan shall be submitted to the Inspectional Services Department for review and approval prior to issuance of any demolition or building permit. A copy of such approval shall be provided to the Department of Planning and Development.
 - c. The Pest Control Operator shall implement the approved remediation action plan, monitor the site for the duration of the project, and take whatever action the Operator deems necessary to control pest infestation and migration.
3. No building permit (other than a demolition permit) and unless otherwise specified shall be issued by the City pursuant to this Special Permit/Site Plan Approval unless all applicable terms and conditions have been complied with and the Petitioner has:
 - a. Recorded a certified copy of this Special Permit/Site Plan Approval at the Middlesex South Registry of Deeds and filed proof of such recording with the City Clerk and submitted a copy with the building permit application.
 - b. Received approval for the Pest Control inspection report and the remediation action plan and submitted a copy of such approval to the Director of Planning and Development in accordance with this Order.
 - c. Obtained a written statement/sign off from the Planning Department that confirms the Building Permit plans are consistent with plans approved in Condition #1 including all dimensional requirements, provided that the driveway's width shall not exceed 18 feet and the associated curb cut shall not exceed 20 feet in width.

4. No certificate of occupancy (temporary or final) shall be issued by the City pursuant to this Special Permit/Site Plan Approval unless all applicable terms and conditions have been complied with and the petitioner has:
 - a. Filed with the building permit record statements by a registered architect, professional land surveyor, or professional engineer, certifying compliance with Condition #1, including the as built FAR, and as modified by Condition 3(c) above.
 - b. Submitted final as-built survey plans in digital format, stamped and signed by a professional land surveyor or professional engineer, as applicable.